086.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,300 / 715,300
					USE VALUE:	715,300 / 715,300
					ASSESSED:	715,300 / 715,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYLE JAY & HEATHER
Owner 2:	
Owner 3:	
Street 1:	61 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DENATALE JOSEPH C -
Owner 2:	-
Street 1:	61 CRESCENT HILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Vinyl Exterior and 1218 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15000.000	167,200		548,100	715,300
Total Card	0.344	167,200		548,100	715,300
Total Parcel	0.344	167,200		548,100	715,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 587.52 | /Parcel: 587.5

Legal Description

User Acct 54407

GIS Ref

GIS Ref

Insp Date 08/30/18

Entered Lot Size

Total Land:

Land Unit Type:

!7014!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	167,200	0	15,000.	548,100	715,300	715,300	Year End Roll	12/18/2019
2019	101	FV	158,300	0	15,000.	540,300	698,600	698,600	Year End Roll	1/3/2019
2018	101	FV	184,700	0	15,000.	415,000	599,700	599,700	Year End Roll	12/20/2017
2017	101	FV	184,700	0	15,000.	391,500	576,200	576,200	Year End Roll	1/3/2017
2016	101	FV	184,700	0	15,000.	360,200	544,900	544,900	Year End	1/4/2016
2015	101	FV	173,800	0	15,000.	336,700	510,500	510,500	Year End Roll	12/11/2014
2014	101	FV	173,800	0	15,000.	310,100	483,900	483,900	Year End Roll	12/16/2013
2013	101	FV	173,800	0	15,000.	310,100	483,900	483,900		12/13/2012

PRINT

Date	Time
12/10/20	21:41:52

LAST REV

Date	Time
07/15/19	14:32:11

apro

7014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENATALE JOSEPH	71944-162	1	11/29/2018	Private	535,000	No	No		
AHERN SUSAN	48265-466		10/2/2006		315,000	No	No		
PIHL MARGUERITE	14781-553		11/5/1982			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2019	138	New Wind	3,500	C				
8/30/2018	1824	Alterati	8,950	C				
8/14/2013	1227	Re-Roof	6,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	SQ Returned	JO	Jenny O
8/30/2018	MEAS&NOTICE	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
1/13/2014	Info Fm Prmt	EMK	Ellen K
1/23/2009	Meas/Inspect	372	PATRIOT
1/22/2007	MLS	MM	Mary M
1/27/2005	OWNR INFO	BR	B Rossignol
2/29/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.52	6			Ledge	-10					548,100						548,100	

Total AC/HA:	0.34435	Total SF/SM:	15000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	548,100	Spl Credit		Total:	548,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	122.703
Other Features:	47750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	242381
Depreciation:	75138
Depreciated Total:	167243

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

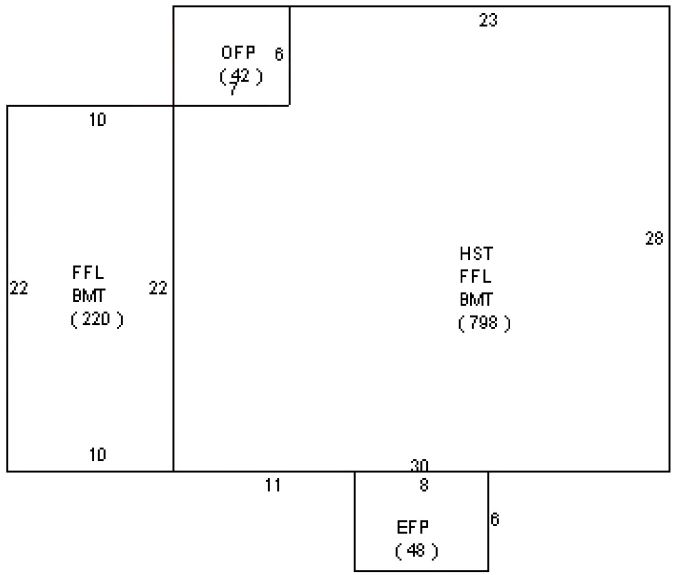
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



Sum Area By Label :
HST = 798
FFL = 1018
BMT = 1018
OFP = 42
EFP = 48

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	122.70
Special Features:	0	Val/Su Net:	73.62
Final Total:	167200	Val/Su SzAd	118.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	122.700	124,911
BMT	Basement	764	36.810	28,105
HST	Half Story	399	90.800	36,229
EFP	Enclos Porch	48	73.320	3,519
OFP	Open Porch	42	44.440	1,866

Net Sketched Area:	2,271			Total:	194,630
Size Ad	1417	Gross Are	2924	FinArea	1218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				
HST	100	UNF	50	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

086.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc